



£219,950

THREE BEDROOMS* *NEW BATHROOM* *POPULAR LOCATION* *EXCELLENT ACCESS TO RING ROAD* *CLOSE TO LOCAL AMENITIES* *SHORT COMMUTE TO CITY CENTRE* *DETACHED GARAGE & PARKING TO REAR* *TWO RECEPTION ROOMS

Townend Estate Agents offer for sale this THREE BEDROOM semi-detached property. Located in a popular residential area, close to range of local amenities, including Bramley and Headingley train stations. Providing excellent access towards the Leeds ring road and the northern motorway network while being just a short commute to Leeds city centre. Benefitting from detached garage with power and lighting and additional parking to the rear. With newly fitted modern bathroom, gas central heating and UPVC double glazing this is one not to be missed.

The property comprises briefly: Entrance, Lounge, Dining Room, Kitchen fitted with PANTRY and a range of base & wall units and a large utility space with lots of cupboards. Upstairs are THREE bedrooms and the house bathroom. Access to the loft space which provides useful storage. Externally to the rear is a good sized enclosed paved garden, ideal for extra parking and detached garage. Additional driveway parking to the front.

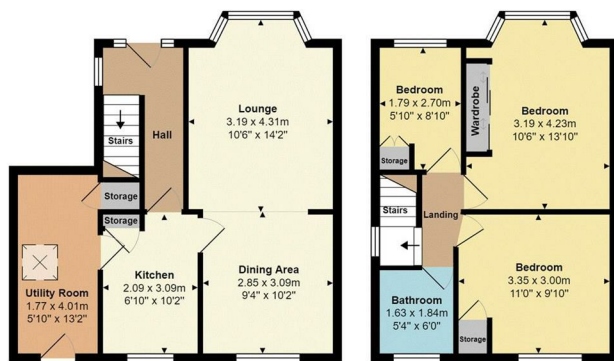
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



Ground Floor
Approx. Area: 42.7 m² ... 460 ft²

First Floor
Approx. Area: 35.6 m² ... 383 ft²

Approx. Total Area: 78.3 m² ... 843 ft²

Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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